

**City of Knoxville
Tax Increment Financing
Project Status**

	Property Assessment			Yearly Increase in County Taxes		Yearly Increase in City Taxes		Yearly Increase in City & County Taxes	
	Base	Post Project	Increment	TIF Period	Post TIF	TIF Period	Post TIF	TIF Period	Post TIF
Substantially Completed Projects*	2012								
Fire Street Lofts	\$279,575	\$2,547,085	\$2,267,510	\$7,029	\$53,513	\$14,966	\$55,781	\$21,995	\$109,294
Holston Building	\$2,607,520	\$6,302,275	\$3,694,755	\$11,454	\$87,196	\$24,385	\$90,891	\$35,839	\$178,087
Burwell Building	\$200,800	\$2,447,600	\$2,246,800	\$6,965	\$53,024	\$14,829	\$55,271	\$21,794	\$108,296
Candy Factory	\$0	\$3,185,385	\$3,185,385	\$9,875	\$75,175	\$21,024	\$78,360	\$30,898	\$153,536
Commerce Building	\$369,480	\$1,576,440	\$1,206,960	\$3,742	\$28,484	\$7,966	\$29,691	\$11,708	\$58,175
Crimson Building	\$69,915	\$1,575,200	\$1,505,285	\$4,666	\$35,525	\$9,935	\$37,030	\$14,601	\$72,555
Victorian Houses	\$0	\$579,160	\$579,160	\$1,795	\$13,668	\$3,822	\$14,247	\$5,618	\$27,916
Brownlow School	\$100,840	\$1,108,375	\$1,007,535	\$3,123	\$23,778	\$6,650	\$24,785	\$9,773	\$48,563
500 Block	\$0	\$1,628,000	\$1,628,000	\$5,047	\$38,421	\$10,745	\$40,049	\$15,792	\$78,470
SE Glass	\$54,720	\$1,034,135	\$979,415	\$3,036	\$23,114	\$6,464	\$24,094	\$9,500	\$47,208
129 W. Jackson Condos	\$65,080	\$776,400	\$711,320	\$2,205	\$16,787	\$4,695	\$17,498	\$6,900	\$34,286
Downtown N. - Matisse	\$328,820	\$678,835	\$350,015	\$1,085	\$8,260	\$2,310	\$8,610	\$3,395	\$16,871
JFG	\$182,480	\$1,264,520	\$1,082,040	\$3,354	\$25,536	\$7,141	\$26,618	\$10,496	\$52,154
Daylight Building	\$207,760	\$2,678,880	\$2,471,120	\$7,660	\$58,318	\$16,309	\$60,790	\$23,970	\$119,108
North Central Village	\$26,400	\$368,025	\$341,625	\$1,059	\$8,062	\$2,255	\$8,404	\$3,314	\$16,466
Mast General & Gallery Lofts	\$299,080	\$3,123,135	\$2,824,055	\$8,755	\$66,648	\$18,639	\$69,472	\$27,393	\$136,119
Harold's	\$21,760	\$176,280	\$154,520	\$479	\$3,647	\$1,020	\$3,801	\$1,499	\$7,448
The Landings	\$0	\$2,390,000	\$2,390,000	\$7,409	\$56,404	\$15,774	\$58,794	\$23,183	\$115,198
Total - Substantially Completed	\$4,814,230	\$33,439,730	\$28,625,500	\$88,739	\$675,562	\$188,928	\$704,187	\$277,667	\$1,379,749
The above figures are from actual property appraisals									
In Progress**									
Arnstein Building	\$435,120	\$2,832,000	\$2,396,880	\$7,430	\$56,566	\$15,819	\$58,963	\$23,250	\$115,530
University Commons	\$294,000	\$20,000,000	\$19,706,000	\$61,089	\$465,062	\$130,060	\$484,768	\$191,148	\$949,829
Total - In Progress	\$729,120	\$22,832,000	\$22,102,880	\$68,519	\$521,628	\$145,879	\$543,731	\$214,398	\$1,065,359
The above figures are from estimates based on TIF application and approval									
Total - All Projects	\$5,543,350	\$56,271,730	\$50,728,380	\$157,258	\$1,197,190	\$334,807	\$1,247,918	\$492,065	\$2,445,108

* The values in each category for this section of projects represent actual appraisals from completed projects.

**These projects have been given the "in progress" designation due to the fact that they have not yet been reappraised. Therefore, the dollar figures in this section are estimated.

Sentinel Tower Project is delayed and is not included.

All projects are evaluated to meet both "Public Interest" and "But for****" analysis prior to presentation to KCDC, City, and County legislative bodies.

*** Project would not occur without TIF financing. Review by bankers not involved in project assists in decision. No City or County appropriated funds used in TIF projects